



City of Ozark Planning and Development Department

P.O. Box 295 Ozark, Missouri 65721 * Fax: 417-581-0353 * Phone: 417-581-2407 * www.ozarkmissouri.org

BOA Members,

This document was provided as an update to the Home Builders Association. Revenues were added to this document to provide the BOA with a snapshot of the Planning and Development's permit fees collected to date.

<u>Year to Date (Jan 1 – July 28th)</u>	<u>2015</u>	<u>2016</u>
New Construction Permits	65	104 (37.5% Increase)
Valuation	\$10,869,634	\$18,943,900 (42.6% Increase)

<u>Revenues YTD vs. 2016 Budget Projections</u>	<u>Year to Date</u>
Planning and Development / Zoning Fees	196.25 % Received
Building Permit Fees	103.86 % Received

Significant Ordinances, Policy Changes and Ongoing Projects:

- Sidewalks are only required on one side of the street along residentially classified streets
- The Developer has the option to escrow the money needed to construct the sidewalks and one year to complete them after the final plat has been recorded.
- New Development Process Checklists have been drafted to help more easily guide developers through the platting process
- The City has approved a Linear Park / Trails Plan and Ordinance that provides a blueprint for trail construction and an easement acquisition process for greenways throughout Ozark with future plans to connect into the Springfield Trail System
- The BOA has frozen the annual increase for sewer impact fees for the past three consecutive years
- The BOA has dedicated \$825k for roadway improvements – This is a significant increase from previous budgets
- The City has been working with community leaders throughout Christian County to organize and launch the Christian County Business Development Corporation
- The City is continuing to work with the Ozark Schools and the Chamber of Commerce through the Partners in Progress Initiative
- The City has completed one elevated storage tank on the NW side of town and has another nearing completion on the SE side of town

Water Main Extension Planning

The City is working with Olsson Engineering on identifying easements and the necessary land needed for water main extensions and the installation of pressure regulators to provide adequate water supply to future developable land throughout Elk Valley.

Respectfully,

Jeremy Parsons
Planning and Development Director



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Planning and Development Report June 10th thru July 28th 2016

Number of Building Permits:

One (1) Industrial Infill Permit was issued to the following:

- Edge Stoneworks, 4173 N. 20th St. Suite D

Three (3) Commercial Infill Permits were issued to the following:

- OTC FEMA Shelter Infill, 3369 W. Jackson St.
- Majestic Motors, 5402 N. 23rd St.
- One Source Insurance Group, 5313 N. town Centre Dr.

Two (2) Commercial Alteration Permits were issued to the following:

- Youngblood Powersports, 5801 N. 21st St.
- Smoker Outlet, 1721 S. 20th St. Suite 106

Thirteen (13) - Single-family residential permits were issued.

Total of fifty-Five (52) permits issued for during this period.

Building Dept. Redevelopment Reviews:

Four (4) Commercial Redevelopment Reviews was issued to the following:

- El Mundo, 519 N. 21st St.
- Zernie Vess, 200 E. South St.
- Shoe Sensation, 1950 W. Retail Ln.
- Keeping It Simple Transfer 433 E. South St.

Ongoing Permitted Commercial Projects:

- Ozark Junior High Parking Lot, North
 - Hometown Sports
 - Hopedale Cottage
 - Christian County Museum
 - Ozark North Elementary Addition
 - Ozark West Elementary Addition
 - Ozark East Elementary Addition
 - Ozark Baseball and Softball Fields New Lighting
 - Ozark Junior High Additions and Alterations
-



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- Ozark School Admin. Building Boiler Replacement
- Ozark South Elementary Addition
- Coggins Properties Alt
- Fraley Masonry Warehouse
- Wayne Scheer Building Fire Sprinkler
- Tellez Building Basement, suite C
- James River Church North Entrance
- Scrivener's Oil Infill

Pending (Under Review) Commercial Projects:

- Embassy Apartments Building #6, 7 & 8
- Kum & Go
- OTC FEMA Shelter Sprinkler

Board of Adjustments and Appeals Updates:

A Variance was issued for a residential dwelling located at 302 E. Walnut

Building Development Services Benchmark Survey 2016

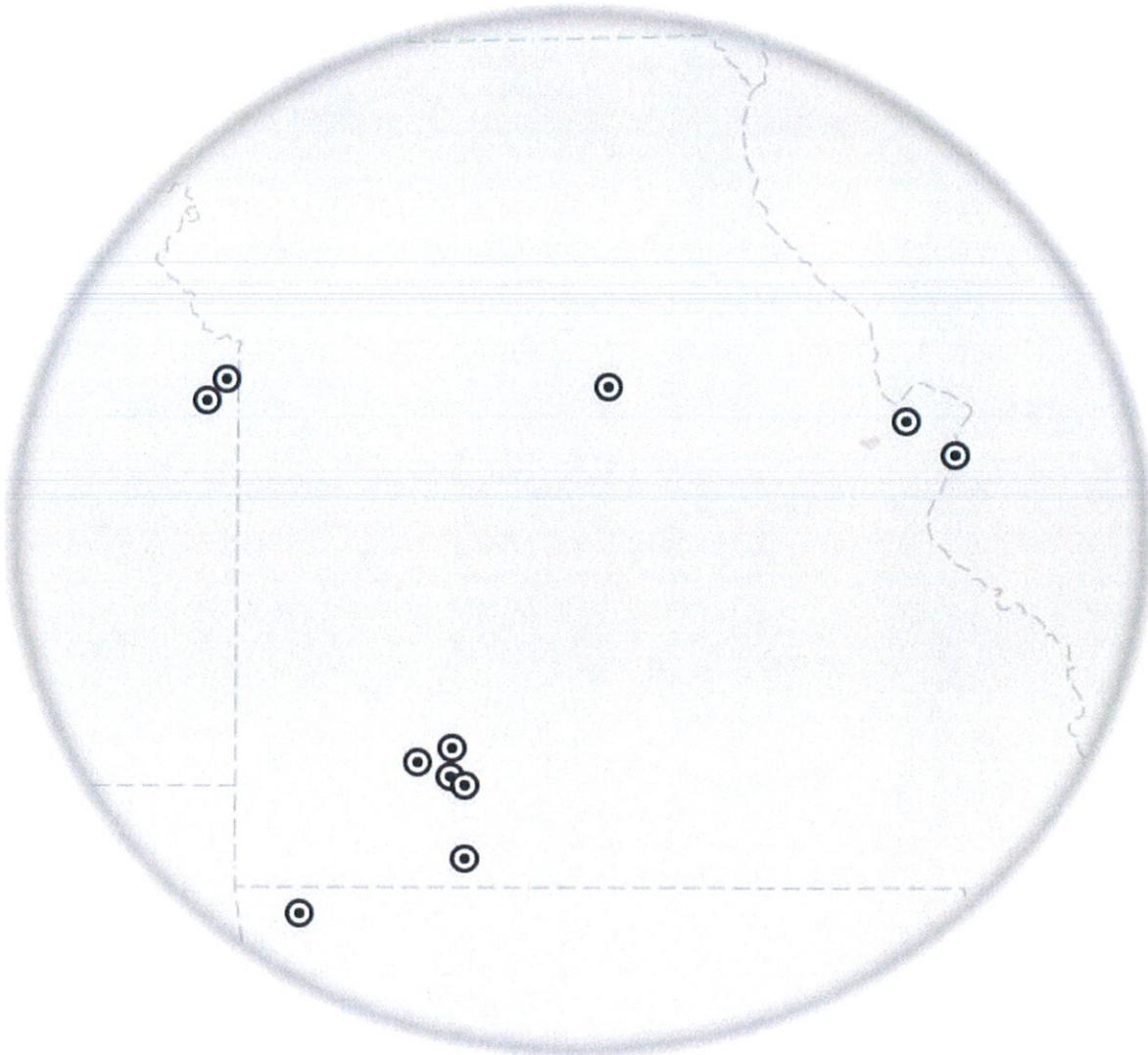


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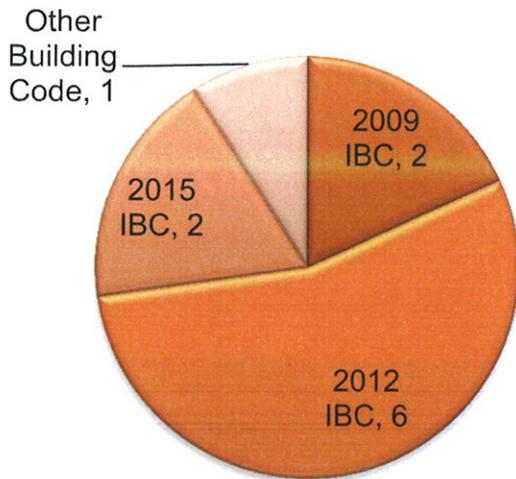


Thank you to all of our participating cities. Without your cooperation and diligence, this survey and its results would not have been successful.

Building Development and Organizational Structure

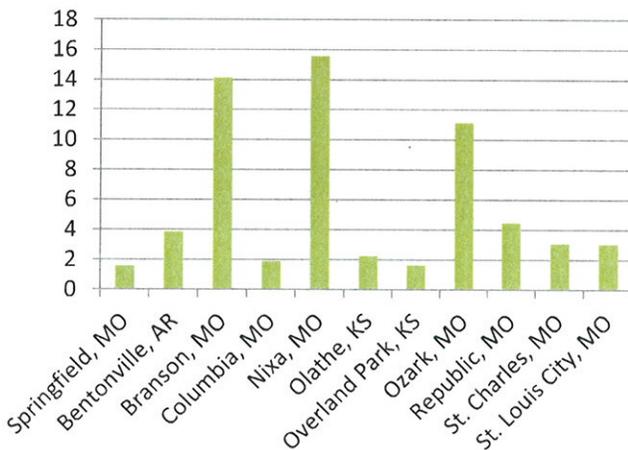
10 out of 11 cities surveyed have a “single department” or individual who reviews each of the plans that come into the cities for commercial building development.

8 out of 11 cities surveyed have an individual who serves as a project ombudsman. These primary points of contact for developers often (87.5%) are within the planning department for the city and serve as the go to person for developers and contractors for specific commercial development.

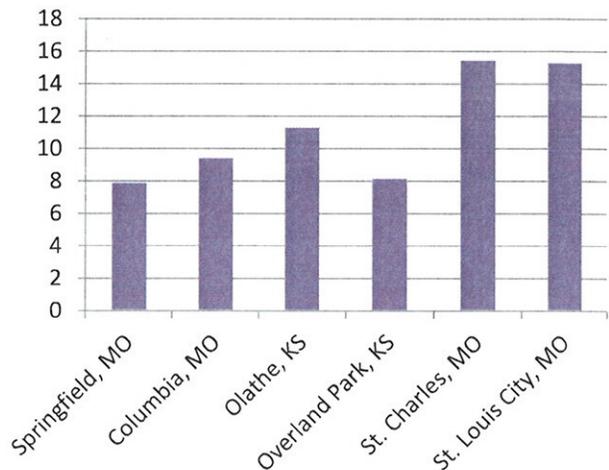


The building development code primarily utilized by the cities is displayed in the chart to the left. Cities also utilize a number of other codes to supplement their building regulations.

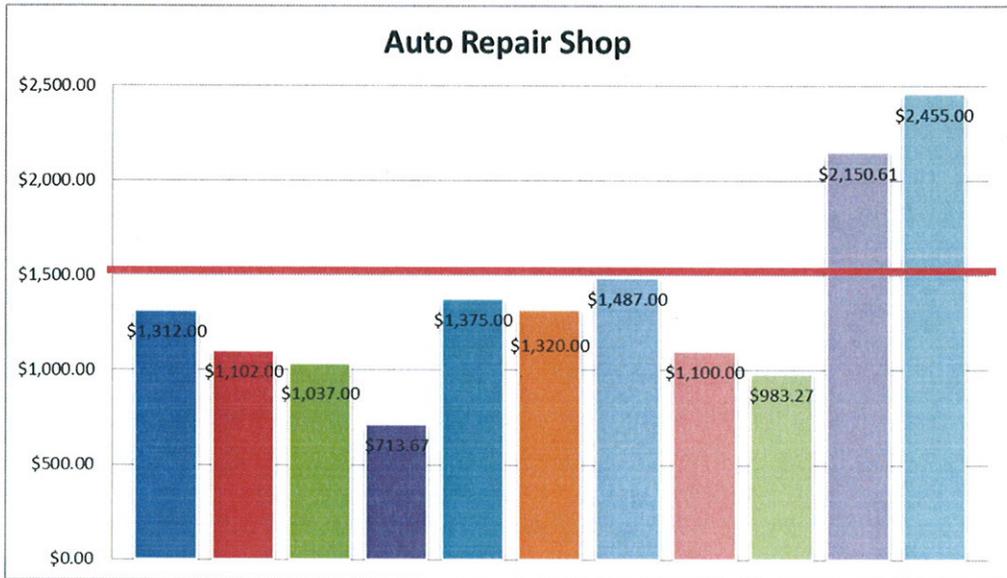
Staff Members per 10,000 Residents



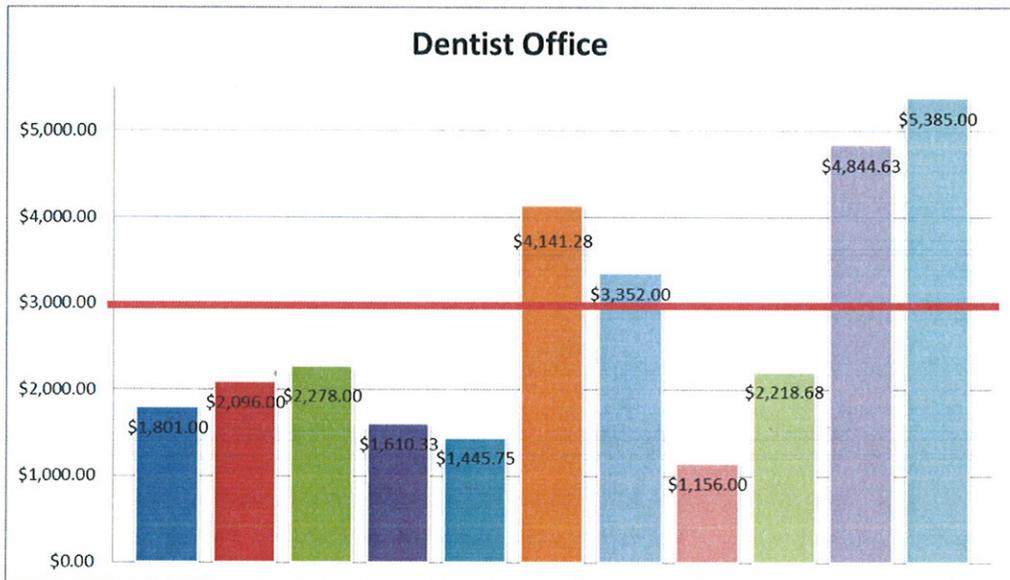
Staff Members per 50,000 Residents



Comparison of Total Building Permit Cost



Use Group: S-1
Type: VB
Sq. Footage: 5,500

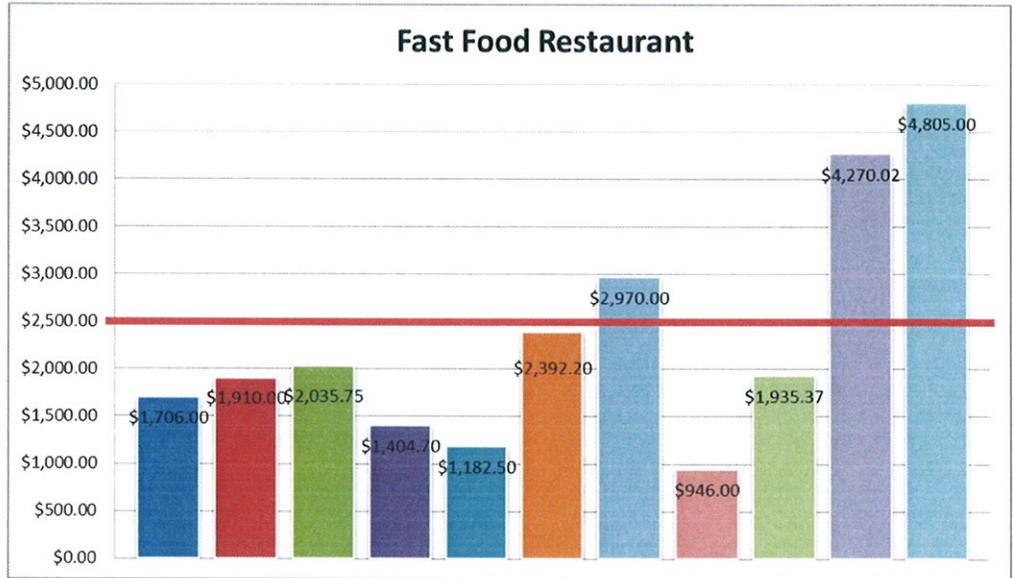


Use Group: B
Type: VB
Sq. Footage: 5,783

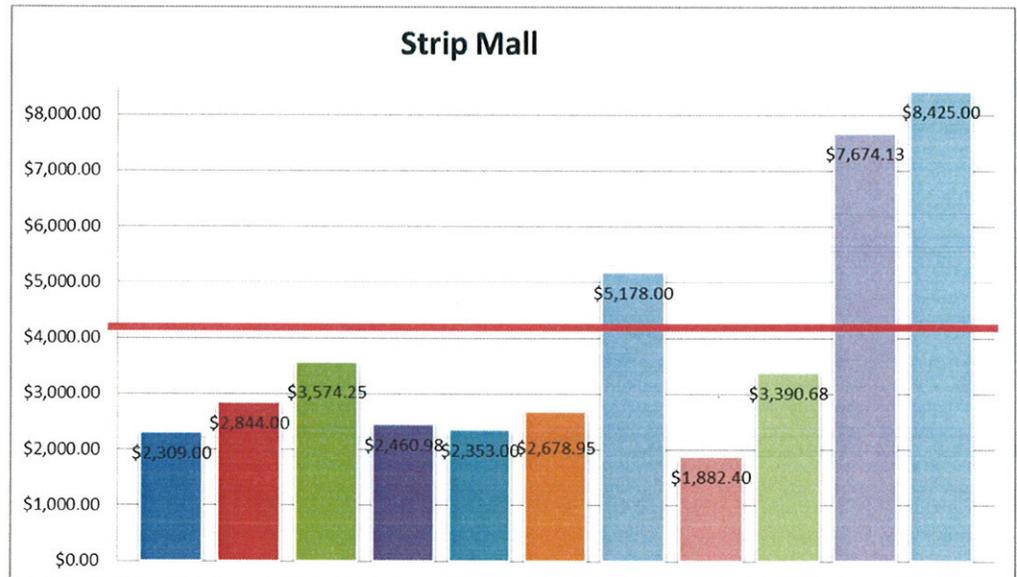
- | | | | |
|-----------------|-----------------|-------------------|---------------------------|
| Springfield, MO | Bentonville, AR | Branson, MO | Columbia, MO |
| Nixa, MO | Olathe, KS | Overland Park, KS | Ozark, MO |
| Republic, MO | St. Charles, MO | St. Louis, MO | Average Total Permit Cost |

Comparison of Total Building Permit Cost

Use Group: A-2
 Type: VB
 Sq. Footage: 4,730



Use Group: M
 Type: IIB
 Sq. Footage: 9,412



- Springfield, MO
- Bentonville, AR
- Branson, MO
- Columbia, MO
- Nixa, MO
- Olathe, KS
- Overland Park, KS
- Ozark, MO
- Republic, MO
- St. Charles, MO
- St. Louis, MO
- Average Total Permit Cost

Building and Miscellaneous Permits

The average time between plan submittal and first review response is **15.7 days** amongst the 11 cities

BUILDING PERMIT

	Survey Average	Springfield
Electrical Permit	\$65	\$135
Plumbing Permit	\$66.87	\$135
Mechanical Permit	\$63.13	\$135

The average plan review fee is **43%** of the total building permit fee. Two cities surveyed do not charge a plan review fee for building plans. **Springfield** charges an additional 50% of the building permit fee for the plan review fee.

Springfield is the only city surveyed with a separate technology fee (17% of building permit fee). Springfield also poses a 17% technology fee for zoning and subdivision projects.

	Percentage of Cities Surveyed
Land Disturbance Fee	70%
Excavation Fee	60%



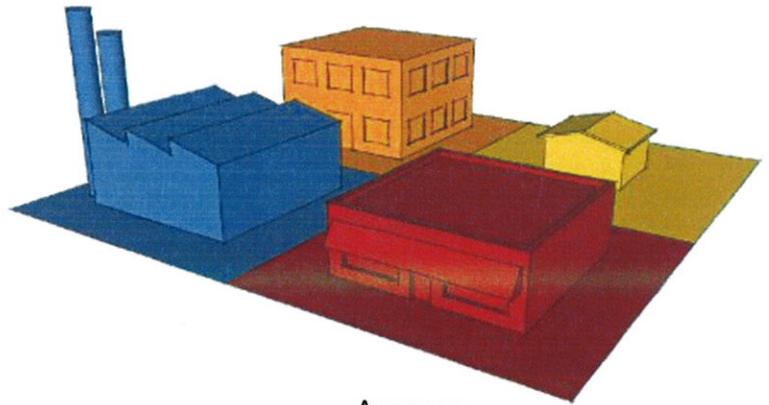
Zoning and Subdivision

Zoning Fees	Survey Average	Springfield
Zoning Map Class Change	\$590	\$1965
Zoning Text Amendment	\$633	\$1965
Planned Development	\$572	\$1502 ¹
Conditional Use Permit	\$467	\$1755
Vacation	\$354	\$1116
Relinquishment of Easement	\$252	\$806
Preliminary Plat	\$463	\$1377 ¹
Final Plat	\$334	\$891 ¹
Administrative Subdivision	\$203	\$627 ¹
Board of Adjustment	\$409	\$1405
Annexation	\$490	\$1025

1: Averages

Each city within the survey requires that neighboring property owners be notified of any zoning or subdivision changes to property. The State of Missouri requires a 185 foot radius for notification, and the State of Kansas and State of Arkansas require 200 foot radial notification. The majority of cities (77%) charge just the price of mailing for the notification, whereas Springfield, MO charges a flat fee of \$35 for the notification process.

Zoning and Subdivision regulations vary greatly amongst each of the cities surveyed. Each table on this page captures the various methods of regulation and fees associated with a number of different zoning and subdivision regulations.



	Average Time	Springfield
Average minimum time required from submittal of application to approval for a zoning or rezoning	53 Days	77 Days
Average time required from submittal of application to approval	65 Days	N/A
Average minimum time required from submittal of application to approval for an administrative subdivision	19.3 Days	42 Days
Average time required from submittal of application to approval	23 Days	N/A
Average minimum time required from submittal of application to approval for a subdivision	55.4 Days	77 Days
Average time required from submittal of application to approval	62 Days	N/A

Public Improvements and Inspection Fees



The majority (**72%**) of the cities surveyed rely on developers or contractors to construct public improvement projects associated with new development. Four cities (**36%**) utilize city staff to construct all or some of the public improvement projects during development.

Sidewalk construction is regulated by **10 out of 11** of the cities survey.

Only 4 cities charge a fee for a driveway permit and **8 out of the 10** require the developer or contractor to construct all sidewalks on the property.

	Percentage of cities with permit or process
Driveway Permit Fee	72%
Encroachment Permit Fee	27%
Stormwater Detention Permit	45%
Stormwater Detention Buyout	54%
Sewer Fee	80%

	Percentage of cities with fee associated (Average Cost)	Springfield Average Cost
Inspection fee for 1st inspection on project	30% (\$60.00)	\$0
Inspection fee for additional inspection on project	60% (\$60.00)	\$60
Fire suppression system permit fee and inspection	63% (\$119.50)	\$100

